

CATALOGUE NO. 8635.8

EMBARGOED UNTIL 11.30 A.M. 27 FEBRUARY 1995

**TOURIST ACCOMMODATION, AUSTRALIAN CAPITAL TERRITORY,
DECEMBER QUARTER 1994**

MAIN FEATURES

DECEMBER QUARTER 1994
COMPARED WITH
DECEMBER QUARTER 1993

HOTELS, MOTELS AND GUEST HOUSES

- Rooms available increased from 3,484 to 3,541 and bed spaces rose from 10,163 to 10,465. For four and five star rated establishments, room capacity increased by 6.7 per cent from 1,170 to 1,248 and for three star rated establishments increased by 8.2 per cent from 1,702 to 1,841 rooms. For one and two star rated and ungraded establishments, room capacity decreased, through reclassification, from 612 to 452 rooms.
- Room nights occupied increased only marginally to 215,804 overall. For four and five star rated establishments, room nights occupied increased by 3.4 per cent and for three star rated establishments increased by 8.6 per cent.
- The room occupancy rate for hotels, motels and guest houses decreased from 67.3 per cent to 66.2 per cent. For four and five star rated establishments, the room occupancy rate decreased from 78.1 per cent to 75.8 per cent, while for three star rated establishments the rate increased marginally from 62.1 per cent to 62.4 per cent.
- Guest nights fell by 2.0 per cent to 360,606 and the bed occupancy rate fell from 39.4 per cent to 37.5 per cent.
- Guest arrivals at hotels, motels and guest houses decreased by 3.0 per cent to 179,333 while average length of stay remained at 2.0 days.
- Takings from accommodation increased by 1.0 per cent from \$18.3m to \$18.4m with average takings per room night occupied unchanged at \$85. For four and five star rated establishments, accommodation takings increased by 3.7 per cent to \$9.3m, which was 50.3 per cent of the total hotel, motel and guest house takings from accommodation in ACT, while for three star rated establishments, takings rose by 5.0 per cent to \$7.7m.

HOLIDAY FLATS, UNITS AND HOUSES

- The supply of units etc. available for short-term letting increased significantly which, together with a large increase in the March quarter 1994, now puts supply at 46.9 per cent higher than a year ago.
- Unit nights occupied increased by 30.1 per cent from 32,584 to 42,386 and the unit occupancy rate decreased from 70.4 per cent to 62.4 per cent.
- Unit lettings increased by 48.4 per cent from 4,847 to 7,193 while average length of stay decreased from 6.7 days to 5.9 days.
- Accommodation takings increased by 29.4 per cent from \$2.7m to \$3.4m with average takings per unit night occupied decreasing from \$82 to \$81.

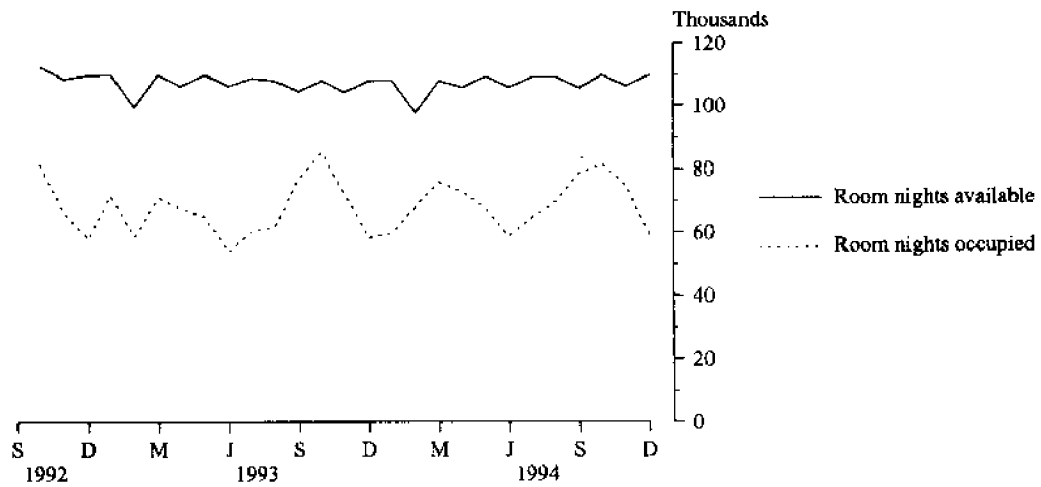
CARAVAN PARKS

- Capacity was unchanged at 1,074 powered and unpowered sites and cabins, etc. and site nights occupied decreased by 9.8 per cent from 45,808 to 41,327.
- The site occupancy rate decreased from 46.4 per cent to 41.8 per cent comprising 28.0 per cent occupancy by long-term residents and 13.8 per cent by short-term guests.
- Takings from accommodation decreased by 9.0 per cent from \$0.83m to \$0.76m.

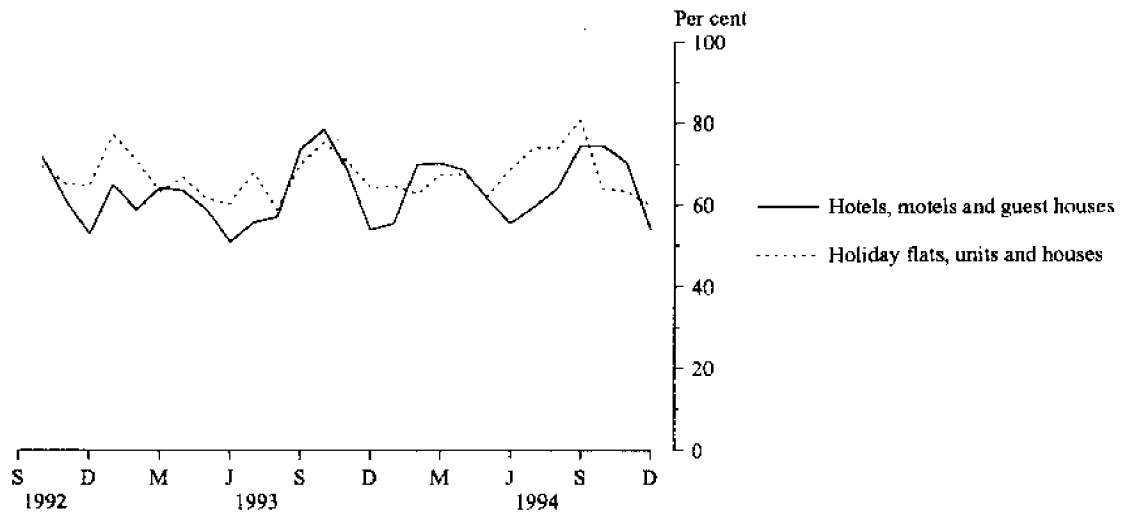
INQUIRIES

- *for further information about statistics in this publication and the availability of related unpublished statistics, contact Geoff Broadby on Brisbane 008 077327 or any ABS office.*
 - *for information about other ABS statistics and services, refer to the back page of this publication.*
- *****

**MONTHLY ROOM NIGHTS AVAILABLE AND OCCUPIED:
HOTELS, MOTELS AND GUEST HOUSES,
AUSTRALIAN CAPITAL TERRITORY**



**MONTHLY OCCUPANCY RATES,
AUSTRALIAN CAPITAL TERRITORY**



**MONTHLY TAKINGS FROM ACCOMMODATION,
AUSTRALIAN CAPITAL TERRITORY**

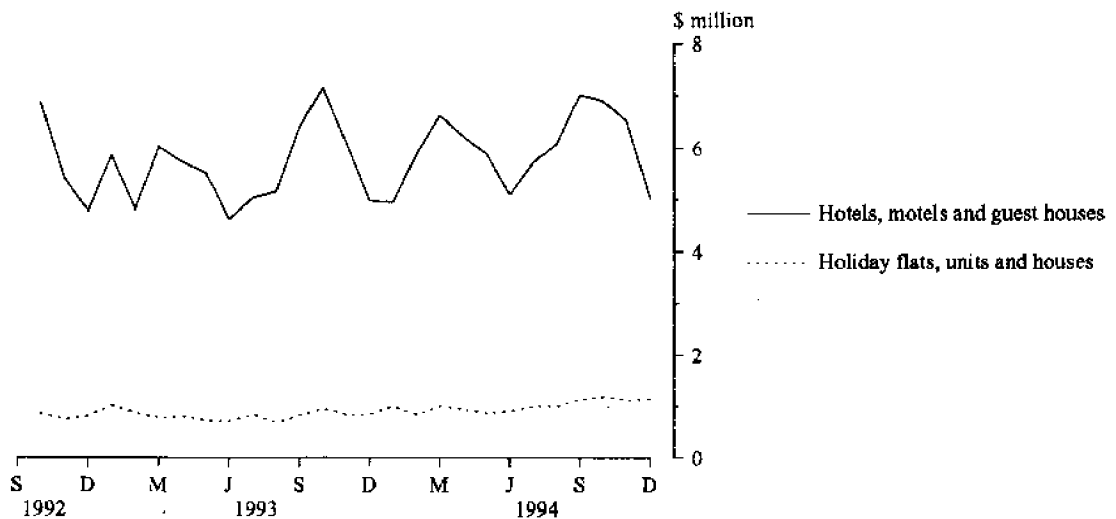


TABLE 1 — SUMMARY OF HOTELS, MOTELS AND GUEST HOUSES WITH FACILITIES, AUSTRALIAN CAPITAL TERRITORY

Particulars	Unit	Quarter ended				Year ended			
		September	December	March	June	September	December	December	December
		1993	1993	1994	1994	1994	1994	1993	1994
LICENSED HOTELS WITH FACILITIES									
Establishments	No.	13	13	13	13	13	13	..	..
Guest rooms	No.	1,666	1,665	1,666	1,671	1,671	1,671	..	..
Bed spaces	No.	4,352	4,352	4,390	4,438	4,443	4,452	..	..
Employment (persons)	No.	1,552	1,400	1,490	1,415	1,599	1,421	..	..
Room nights occupied	No.	101,765	109,120	108,490	105,811	110,707	109,536	412,378	434,544
Room occupancy rate	per cent	66.4	71.2	72.4	69.6	72.0	71.3	68.0	71.3
Guest nights	No.	152,510	169,885	172,875	162,080	174,559	167,501	646,249	677,015
Bed occupancy rate	per cent	38.1	42.4	43.8	40.1	42.7	40.9	41.3	41.9
Guest arrivals	No.	80,283	93,818	94,027	82,081	95,174	89,149	362,449	360,431
Average length of stay	days	1.9	1.8	1.8	2.0	1.8	1.9	1.8	1.9
Takings from accommodation	\$'000	9,943	11,001	10,892	10,810	11,703	11,026	40,926	44,432
MOTELS AND GUEST HOUSES WITH FACILITIES									
Establishments	No.	30	29	29	30	30	31	..	..
Guest rooms	No.	1,879	1,819	1,819	1,859	1,852	1,870	..	..
Bed spaces	No.	5,989	5,811	5,819	5,984	5,913	6,013	..	..
Employment (persons)	No.	607	591	593	603	613	604	..	..
Room nights occupied	No.	98,082	106,472	95,998	93,406	103,188	106,268	391,562	398,860
Room occupancy rate	per cent	58.4	63.6	58.6	55.2	60.6	61.8	57.8	59.1
Guest nights	No.	177,822	198,205	171,397	163,536	188,052	193,105	715,204	716,090
Bed occupancy rate	per cent	33.2	37.1	32.7	30.0	34.6	34.9	33.2	33.1
Guest arrivals	No.	84,123	91,105	81,362	70,411	84,365	90,184	338,154	326,322
Average length of stay	days	2.1	2.2	2.1	2.3	2.2	2.1	2.1	2.2
Takings from accommodation	\$'000	6,677	7,263	6,583	6,415	7,125	7,421	26,566	27,544
TOTAL HOTELS, MOTELS AND GUEST HOUSES WITH FACILITIES									
Establishments	No.	43	42	42	43	43	44	..	..
Guest rooms	No.	3,545	3,484	3,485	3,530	3,523	3,541	..	..
Bed spaces	No.	10,341	10,163	10,209	10,422	10,356	10,465	..	..
Employment (persons)	No.	2,159	1,991	2,083	2,018	2,212	2,025	..	..
Room nights occupied	No.	199,847	215,592	204,488	199,217	213,895	215,804	803,940	833,404
Room occupancy rate	per cent	62.2	67.3	65.2	62.0	66.0	66.2	62.6	64.9
Guest nights	No.	330,332	368,090	344,272	325,616	362,611	360,606	1,361,453	1,393,105
Bed occupancy rate	per cent	35.3	39.4	37.5	34.3	38.1	37.5	36.6	36.8
Guest arrivals	No.	164,406	184,923	175,389	152,492	179,539	179,333	700,603	686,753
Average length of stay	days	2.0	2.0	2.0	2.1	2.0	2.0	1.9	2.0
Takings from accommodation	\$'000	16,621	18,263	17,475	17,225	18,829	18,447	67,492	71,975

TABLE 2 — SUMMARY OF HOLIDAY FLATS, UNITS AND HOUSES, AUSTRALIAN CAPITAL TERRITORY

Particulars	Unit	Quarter ended				Year ended			
		September 1993	December 1993	March 1994	June 1994	September 1994	December 1994	December 1993	December 1994
Letting entities	No.	15	15	16	16	16	17	..	..
Flats, units and houses									
Single bedroom	No.	136	136	138	139	142	189	..	..
Multiple bedroom	No.	358	367	425	435	444	550	..	..
Total flats, units and houses	No.	494	503	563	574	586	739	..	..
Bed spaces	No.	1,819	1,871	2,113	2,181	2,248	2,825	..	..
Employment (persons) (a)	No.	88	86	106	92	114	137	..	..
Unit nights occupied	No.	29,924	32,584	33,054	34,570	40,847	42,386	121,670	150,857
Unit occupancy rate	per cent	65.8	70.4	65.2	66.3	76.2	62.4	67.5	67.2
Unit lettings	No.	4,275	4,847	4,911	4,987	6,095	7,193	17,677	23,186
Average length of stay	days	7.0	6.7	6.7	6.9	6.7	5.9	6.9	6.5
Takings from accommodation	\$'000	2,352	2,659	2,851	2,729	3,149	3,441	9,913	12,169

(a) Employment numbers exclude real estate agents and their employees.

**TABLE 3 — HOTELS, MOTELS AND GUEST HOUSES WITH FACILITIES BY STAR GRADING,
AUSTRALIAN CAPITAL TERRITORY**

	Licensed hotels with facilities	Motels and guest houses	Star grading			Total
			1, 2 and ungraded	3	4 and 5	
ESTABLISHMENTS, CAPACITY AND EMPLOYMENT						
December quarter 1993—						
Establishments	13	29	12	23	7	42
Guest Rooms	1,665	1,819	612	1,702	1,170	3,484
Bed Spaces	4,352	5,811	1,867	5,114	3,182	10,163
Employment (persons)	1,400	591	203	665	1,123	1,991
December quarter 1994—						
Establishments	13	31	11	24	9	44
Guest Rooms	1,671	1,870	452	1,841	1,248	3,541
Bed Spaces	4,452	6,013	1,584	5,436	3,445	10,465
Employment (persons)	1,421	604	110	790	1,125	2,025
ROOM NIGHTS OCCUPIED						
December quarter 1993	109,120	106,472	34,237	97,242	84,113	215,592
1994—						
October	39,751	42,005	9,101	40,570	32,085	81,756
November	38,743	36,062	7,682	37,173	29,950	74,805
December	31,042	28,201	6,407	27,883	24,953	59,243
December quarter 1994	109,536	106,268	23,190	105,626	86,988	215,804
ROOM OCCUPANCY RATES (per cent)						
December quarter 1993	71.2	63.6	60.8	62.1	78.1	67.3
1994—						
October	76.7	72.5	65.0	71.1	82.9	74.5
November	77.3	64.3	56.7	67.3	80.0	70.4
December	59.9	48.6	45.7	48.9	64.5	54.0
December quarter 1994	71.3	61.8	55.8	62.4	75.8	66.2
GUEST NIGHTS						
December quarter 1993	169,885	198,205	69,715	169,594	128,781	368,090
1994—						
October	63,444	76,617	19,655	70,070	50,336	140,061
November	56,403	61,418	15,327	59,996	42,498	117,821
December	47,654	55,070	15,038	50,015	37,671	102,724
December quarter 1994	167,501	193,105	50,020	180,081	130,505	360,606
BED OCCUPANCY RATES (per cent)						
December quarter 1993	42.4	37.1	40.6	36.0	44.0	39.4
1994—						
October	46.0	41.1	40.0	41.6	47.1	43.2
November	42.2	34.0	32.3	36.8	41.1	37.5
December	34.5	29.5	30.6	29.7	35.3	31.7
December quarter 1994	40.9	34.9	34.3	36.0	41.2	37.5
GUEST ARRIVALS						
December quarter 1993	93,818	91,105	28,140	82,502	74,281	184,923
1994—						
October	32,136	35,460	9,468	35,248	22,880	67,596
November	31,519	29,238	7,742	31,141	21,874	60,757
December	25,494	25,486	7,164	25,759	18,057	50,980
December quarter 1994	89,149	90,184	24,374	92,148	62,811	179,333
AVERAGE LENGTH OF STAY (days)						
December quarter 1993	1.8	2.2	2.5	2.1	1.7	2.0
December quarter 1994	1.9	2.1	2.1	2.0	2.1	2.0
TAKINGS FROM ACCOMMODATION (\$'000)						
December quarter 1993	11,001	7,263	1,958	7,352	8,953	18,263
1994—						
October	3,989	2,907	564	2,947	3,385	6,896
November	4,026	2,493	453	2,713	3,354	6,519
December	3,011	2,021	421	2,063	2,548	5,032
December quarter 1994	11,026	7,421	1,438	7,722	9,286	18,447

TABLE 4 — HOLIDAY FLATS, UNITS AND HOUSES, AUSTRALIAN CAPITAL TERRITORY

	Flats, units and houses				Bed spaces	Employment (persons) (a)	Unit nights occupied	Unit occupancy rate (%)	Average length of stay (days)	Takings from accommodation (\$ '000)
	Letting entities	Single bedroom	Multiple bedroom	Total						
December quarter 1993	15	136	367	503	1,871	86	32,584	70.4	4,847	2,659
1994—										
October	..	..	..	..	..	..	14,618	64.0	2,496	1,181
November	..	..	..	..	..	..	14,039	63.3	2,300	1,120
December	..	..	..	..	..	..	13,729	59.9	2,397	1,140
December quarter 1994	17	189	550	739	2,825	137	42,386	62.4	7,193	3,441

(a) Employment numbers exclude real estate agents and their employees.

TABLE 5 — CARAVAN PARKS, AUSTRALIAN CAPITAL TERRITORY

	Establishments and Capacity						Sites occupied by long-term guests	Other sites permanently reserved	Employment (persons)	Site nights occupied	Site occupancy rate (%)	Takings from accommodation (\$ '000)
	No.	Other				Total capacity						
		On-site vans	powered sites	Unpowered sites	Cabins, flats etc.							
December quarter 1993	5	150	495	419	10	1,074	304	—	44	45,808	46.4	831
1994—												
October	..	..	..	..	..	..	..	..	..	14,623	43.9	288
November	..	..	..	..	..	..	..	..	..	13,497	41.9	234
December	..	..	..	..	..	..	..	..	..	13,207	39.7	234
December quarter 1994	5	150	495	419	10	1,074	301	—	44	41,327	41.8	756

EXPLANATORY NOTES

INTRODUCTION

1 This publication contains data for the Australian Capital Territory from a quarterly survey of tourist accommodation establishments. The period covered by the latest survey is the 3 months ended 31 December 1994.

SCOPE

2 Tourist accommodation establishments currently included in the survey comprise two groups:

- Establishments which provide predominantly short-term accommodation (i.e. for periods of less than 2 months) to the general public. These include:

Hotels, motels and guest houses, with facilities being hotels licensed to operate a public bar and motels, private hotels and guest houses all of which provide a bath (or shower) and toilet in most guest rooms and have breakfast available for guests.

NOTE: From December quarter 1993, hotel, motel and guest house establishments with fewer than five rooms have been formally excluded from the scope of this statistical collection. This change did not result in any establishment exclusions for the Australian Capital Territory.

Holiday flats, units and houses (excluding establishments predominantly operated on a time share basis) which are operated by owners or managers who have sole letting rights to at least five flats, units or houses or by real estate agents for short-term letting. They are mainly self-contained in terms of cooking, bath (or shower) and toilet facilities and do not have breakfast available for guests. Data for holiday flats, units and houses include short-term owner occupation as well as paying guest occupation.

Visitor hostels which provide accommodation to visitors on a bed basis (rather than by the room). This category does not include establishments providing charity type accommodation (e.g. Salvation Army hostels) nor hotels, motels and guest houses without in-room facilities which provide accommodation on a per room basis.

- Caravan parks* which provide either predominantly short-term (i.e. for periods of less than 2 months) or predominantly long-term (i.e. for periods of 2 months or more) accommodation to the general public and which provide powered sites for caravans and toilet, shower and laundry facilities for guests.

EXPLANATORY NOTES —continued

SCOPE —continued

NOTE: Details for ACT *Visitor hostels* are included with data for this establishment type in the South Eastern Statistical Division within NSW and are released in the publication *Tourist Accommodation, New South Wales* (8635.1).

3 Data collected and published for each type of establishment (other than holiday flats, units and houses) include both long-term and short-term guests at these establishments.

4 Establishments which provide more than one type of accommodation (e.g. a motel with attached caravan park) are treated as two or more separate establishments. However, self-contained units, flats, cabins, etc. attached to hotels, motels or to caravan parks are included in the capacity for those establishments and not treated as separate holiday flat, unit or house establishments.

DEFINITIONS

5 *Number of establishments.* For hotels, motels and guest houses and for caravan parks, the number of establishments within the scope of the survey which operated for any part of the survey period, or which closed temporarily for the quarter for seasonal reasons.

6 *Number of letting entities.* For holiday flats, units and houses, the number of owners, managers or real estate agents within the scope of the survey who operated for any part of the survey period.

7 Capacity in terms of *Guest rooms, Bed spaces, Holiday units* or *Caravan park sites, etc.* is the maximum number available to accommodate paying guests during the survey period. Capacity closed temporarily for seasonal reasons is included.

8 *Bed spaces.* Three-quarter beds are counted as one bed space; double beds as two bed spaces. Cots are excluded.

9 *Total caravan park capacity* comprises *On-site vans, Other powered sites, Unpowered sites* and *Cabins, etc.*

10 *Room nights available.* The number of guest rooms available multiplied by the number of days for which they were available during the survey period. Includes operating periods only for establishments closing (other than for seasonal reasons) or opening during the survey period.

11 Occupancy in terms of *Room nights, Unit nights* or *Site nights occupied* refers to the total number of nights each guest room, holiday unit or caravan park site, etc. was occupied during the survey period.

12 Occupancy in terms of *Guest nights* refers to the total number of nights each paying guest stayed during the survey period.

13 *Sites occupied by long-term guests.* The total number of sites, etc. occupied at the end of the survey period by guests who have stayed continuously for 2 months or more.

14 *Other sites permanently reserved.* The total number of powered and unpowered sites, on-site vans and cabins, etc. continuously let for 2 months or more by the end of the survey period to tenants who occupy the sites only on a casual or sporadic basis.

15 *Occupancy rates* represent occupancy expressed as a percentage of total capacity available during the survey period — e.g.

$$\text{Room occupancy rate (\%)} \text{ for the period} = \frac{\text{Room nights occupied}}{(\text{Guest rooms}) \times (\text{No. of days in the period})} \times 100$$

providing that, for establishments closing (other than for seasonal reasons) or opening during the period, the denominator of the above expression includes only operating periods.

16 *Guest arrivals.* The total number of paying guests counted only on the first night they stayed at the accommodation establishment.

17 *Unit lettings.* The total number of times a holiday flat, unit or house was occupied by a new tenant, counted only on the first night it was occupied by the new tenant.

EXPLANATORY NOTES—continued

DEFINITIONS—continued

- 18** *Average length of stay* is expressed in number of days and calculated:
- for hotels, motels and guest houses, by dividing *Guest nights* by *Guest arrivals* and
 - for holiday flats, units and houses, by dividing *Unit nights occupied* by *Unit lettings*.
- 19** *Takings from accommodation*. Revenue received from the provision of accommodation. Takings from meals are excluded. Takings from accommodation for each month generally represent the takings received during that month. Where payments are received in advance of, or after, the provision of accommodation to guests, the monthly figure for takings from accommodation may not necessarily bear a direct relationship to the number of guests accommodated during the month. Rental and storage fees paid to caravan parks for the keeping of private vans in parks are included in the takings of the month they are received.
- 20** *Star grading*. The grading of hotels and motels with facilities based on the classification system used by members of the Australian Automobile Association (AAA). The gradings are allocated according to a points system based on the amenities and facilities available to guests. Details of the grading scheme are contained in the RACV-RAASA members' publication *Accommodation Australia*, or the individual tour guides produced by members of the AAA. For the purpose of classifying establishments to a star grading in this publication, 'half' star gradings are ignored (e.g. a two and a half star grading has been shown as two star).
- 21** *Employment*. The number of persons working at accommodation establishments at the end of the survey period (including working proprietors and those working on other than accommodation activities).

UNPUBLISHED STATISTICS

- 22** The ABS may make available on request certain unpublished tourist accommodation statistics. A charge may be made for this information.

RELATED PUBLICATIONS

- 23** Publications for Australia, and each State and Territory, are released by the respective offices of the ABS. Tourist accommodation statistics for past quarters are available on request.
- 24** Other ABS publications which may be of interest include:
- Directory of Tourism Statistics* (1130.0) (irregular; first and latest issue: 1991)
 - Overseas Arrivals and Departures, Australia* (3401.0) (monthly)
 - Tourism Indicators Australia* (8634.0) (quarterly)
 - Tourist Accommodation, Australia* (8635.0) (quarterly)
- 25** Current publications produced by the ABS are listed in the *Catalogue of Publications and Products* (1101.0). The ABS also issues the *Publications Advice* (1105.0) on Tuesdays and Fridays which lists publications to be released in the next few days. Both the *Catalogue* and *Publications Advice* are available from any ABS office.

SYMBOLS AND
OTHER USAGES

- n.a. not available
n.p. not available for publication but included in totals where applicable
.. not applicable
— nil or rounded to zero

- 26** Where figures have been rounded, discrepancies may occur between totals and the sums of the component items.

DALMA JACOBS
STATISTICIAN
AUSTRALIAN CAPITAL TERRITORY



For more information ...

The ABS publishes a wide range of statistics and other information on Australia's economic and social conditions. Details of what is available in various publications and other products can be found in the *ABS Catalogue of Publications and Products* available at all ABS Offices (see below for contact details).

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